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# Inspector's Matters Issues and Questions

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Examination of the Darlington Local Plan

Part 1 Hearings (Matter 11- Any Other Soundness  
Issues)



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## Introduction

We have been instructed on behalf of our clients, Hellens Land Limited and Homes England, to submit a response to the Examination of the Darlington Local Plan: Inspector's Matters, Issues and Questions. Hellens Group have over 40 years' experience of delivering a range of housing, leisure and infrastructure developments across the North of England. Homes England is a non-departmental public body which works to accelerate housing delivery, working with developers across the country to improve neighbourhoods and grow communities.

Our client's joint interest is in respect of the Burtree Village which is located north west of Darlington and is located within the jurisdiction of Darlington Borough Council. These representations have been submitted to support the proposed strategic allocation for 2,000 residential dwellings, 200,000 sqm of employment space, community facilities, link road and associated infrastructure at Greater Faverdale (Burtree Garden Village).

This Statement should be read in conjunction with all previous representations made on behalf of our clients in relation to Burtree Garden Village.

Our clients are committed to ensuring the strategic allocation (and the Publication Draft Local Plan) is sound and robust. Our comments will therefore focus on the following Matters:

- Matter 1: - Legal and Procedural Requirements and other General Matters
- Matter 2: Amount of development needed in the Borough
- Matter 3: Vision, aims, objectives and spatial strategy
- Matter 4: Housing development
- Matter 5: Meeting particular housing needs
- Matter 7: Economic Development
- Matter 8 – Town Centres and Retail Development
- Matter 9- – Transport and other infrastructure
- Matter 10 - Other strategic and development management policies
- Matter 11 - Other Issues

# Inspector's Matters Issues and Questions

Hellens Land Limited and Homes England

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This statement addresses a number of questions raised by the Inspector under Matter 11: Other Issues.

## Matter 11 – Other Issues

### *Any other soundness issues*

**Q11.2. Subject to the Council's proposed modifications, are all of the definitions in the Plan's Glossary consistent with the definitions in NPPF Annex 2 and will they provide sufficient clarity such that all policies in the Plan can be effectively applied?**

For clarity in relation to town centres and retail related policies, the glossary could make use of the formal definition of town centre uses as identified within NPPF.

**Q11.3. Do any other modifications need to be made to the Plan to ensure that it is sound and legally compliant?**

At present we do not wish to suggest further modifications beyond those stated in the relevant statement, however, should any additional information be presented during the examination we may wish to update this position at the appropriate Hearing.